

1-1-74

18239

WARRANTY DEED

IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, That

--ROBERT H. ALBERDING--

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY J. HIGASHI and VICKEY N. HIGASHI, husband and wife,

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 12, FOURTH ADDITION TO WINEMA GARDENS,
in the County of Klamath, State of Oregon.

Subject to the covenants, easements, restrictions and encumbrances of record.

It is understood and agreed that:

1. This conveyance is instead of and equivalent to grantee's foreclosure of the contract;
2. The consideration hereunder is the grantee's forbearance to foreclose the contract.
3. Grantee (vendor) shall retain all payments made on such contract as reasonable rental value.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is grantee's forbearance to fore-close the contract.
 (However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of November, 1982; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

ROBERT H. ALBERDING

STATE OF OREGON,

County of Klamath } ss.
November 3, 1982

Personally appeared the above named

ROBERT H. ALBERDING

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Delores Down

Notary Public for Oregon

My commission expires: 5-23-86

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____,

_____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 _____ president and that the latter is the
 _____ secretary of _____

_____ a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

ROBERT H. ALBERDING

GRANTOR'S NAME AND ADDRESS

GREGORY J. & VICKEY N. HIGASHI
 1355 6th Street N.W.
 Salem, Oregon 97304

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Miriam Haverstock Whitney
 P.O. Box 23414
 Tigard, Oregon 97223

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Gregory J. & Vickey N. Higashi
 1355 6th Street N.W.
 Salem, Oregon 97304

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
10 day of Dec., 1982
 at 11:05 o'clock A.M., and recorded
 in book/reel/volume No. M82 on
 page 17535 or as document/fee/file/
 instrument/microfilm No. 18239,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn County Clerk

By Joyce McEwen Deputy

Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE